

**MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, **February 26, 2026** at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Owais Khanani
Paul Roth
Maria "MJ" Sanchez

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jeremy LeBrun
Jay Lazarovich
Mark Vincutonis
Jarett Wright
Ashley Hilyard
Michael Candiotti
James Visconti
Christian Waugh *by phone*
Lou Avelli *by phone*

District Manager, GMS
District Counsel, Latham Luna
District Engineer
Field Manager, GMS
GMS
Developer Counsel
Elevation Development
Interim District Counsel
DR Horton

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 9:00a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Loubna Kaboune in Seat #5

Mr. LeBrun stated they received a resignation via email from Loubna Kaboune. He asked for a motion from the Board to accept the resignation.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Accepting the Resignation of Loubna Kaboune in Seat #5, was approved.

B. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2027

C. Administration of Oath of Office to Newly Appointed Board Member

D. Consideration of Resolution 2026-04 Electing Assistant Secretary

Mr. LeBrun stated that the Board could appoint someone to fill the vacancy or they can defer it to a future meeting. Board consensus was to defer this item to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 3, 2026 Board of Supervisors Meeting

Mr. LeBrun presented the minutes from the February 3, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Sanchez, seconded by Mr. Roth, with all in favor, the Minutes of the February 3, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Termination of Latham Luna

Mr. Lazarovich stated that Latham Luna was asked to resign prior to the meeting and are willing to comply if the Board decides to terminate them immediately. They mentioned the developer should request this action if desired. He also noted there are several agenda items and unresolved issues concerning the escrow and petitioner's agreements that they are ready to discuss. Mr. LeBrun asked for a motion to terminate District Counsel.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Termination of Latham Luna, was approved.

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Mr. LeBrun asked for a motion to approve Christian Waugh as interim counsel until the engagement letter is executed by the Board.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Appointing Christian Waugh as Interim District Counsel, was approved.

Mr. LeBrun asked if there was anything the District Counsel or the Board would like to discuss about the Revised Escrow Agreement. A member of the Board stated they had initially sent a draft of the agreement to prior counsel for review. After receiving comments from prior district counsel, which have not yet been fully addressed, the Board wishes to adopt the version previously presented to Developer’s Counsel. This adoption is contingent upon final review and approval by the new District Counsel (Christian Waugh), Mark Vincutonis (who is with Hanson Walter for a final engineering certificate), and the District manager, who may make any necessary negotiated changes. The escrow agreement is intended to facilitate the transfer of tracts in Phases 1, 2, and 3. The Board is considering whether to formally accept these tracts, pending the finalization of the escrow agreement and its terms and conditions. The Escrow Agreement provides for an engineer certificate to identify any outstanding punch items.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Adopting the Revised Escrow Agreement Authorizing Final Engineer Certificate and District Manager to Make any Final Changes for Tracts Phase 1-3 and Adopting Tracts Subject to Final Certification and Punch Items, was approved.

SIXTH ORDER OF BUSINESS

Review of Amendment to Petitioner’s Agreement

Mr. LeBrun stated that this item would be removed from the agenda.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Waugh had nothing to report.

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B. Engineer

i. Update on South Florida Water Management District Consent Order

Mr. Vincutonis stated the South Water Florida Management District sent an order which was added to the agenda for record-keeping purposes. There were no additional updates.

C. District Manager's Report

i. Check Register

Mr. LeBrun presented the check register for the month, found on page 71 of the electronic agenda. This month's register, covering checks 213 through 221, is noticeably higher than usual at \$391,427.69 due to assessments collected from the tax collector flowing through the account. A detailed register is also provided, and approval of the check register is requested

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun stated the unaudited financial statements, covering up to January 31, 2026, are provided for review. No Board action is needed; these statements simply offer an overview of the financial position as of the end of January.

D. Field Manager's Report

i. Deficiency Tracker Update

Mr. Wright stated there have been recent efforts, including collaborating with Mark to resolve outstanding issues and updating the amenity list. Access control has been installed on the bathrooms to address concerns about homeless individuals, though verification of its effectiveness is pending. Significant frost damage has occurred, especially at the front entrances, and recovery work is planned for mid-March. The manager recommended a \$5,000 limit for repairs at the entrances, seeking authorization to proceed once the weather improves, given uncertainty about the timing of the next meeting. He stated there are no gate that blocks the bathroom access which is how the Homeless are getting in.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, a not to exceed amount of \$5,000 for Entrance Landscape Repairs, was approved 3-0.

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EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, the meeting was adjourned.

Signed by:
Jeremy LeBrun
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Secretary/Assistant Secretary

DocuSigned by:
Owais Khanani
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Chairman/Vice Chairman